127.0	0005	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	902,700 / 902,700
					USE VALUE:	902,700 / 902,700
					ASSESSED:	902,700 / 902,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16	-18	GLOUCESTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEE HELEN E
Owner 2:	
Owner 3:	
Street 1:	18 GLOUCESTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LEE HELEN E/DOROTHY A -
Owner 2:	-
Street 1:	18 GLOUCESTER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .081 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1921, having primarily Wood Shingle Exterior and 2918 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3535.000	533,800	700	368,200	902,700
Total Card	0.081	533,800	700	368,200	902,700
Total Parcel	0.081	533,800	700	368,200	902,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 309.36 /Parcel: 309.36

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 82243
GIS Ref:
GIS Ref:
Insp Date: 12/09/17

!9879!

PREVIOUS ASSESSMENT

Parcel ID: 127.0-0005-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	533,800	700	3,535.	368,200	902,700		Year end	12/23/2021
2021	104	FV	509,900	700	3,535.	368,200	878,800		Year End Roll	12/10/2020
2020	104	FV	510,100	700	3,535.	368,200	879,000	879,000	Year End Roll	12/18/2019
2019	104	FV	393,400	700	3,535.	368,200	762,300	762,300	Year End Roll	1/3/2019
2018	104	FV	393,400	0	3,535.	326,200	719,600	719,600	Year End Roll	12/20/2017
2017	104	FV	369,500	0	3,535.	273,500	643,000	643,000	Year End Roll	1/3/2017
2016	104	FV	369,500	0	3,535.	273,500	643,000	643,000	Year End	1/4/2016
2015	104	FV	330,100	0	3,535.	236,700	566,800	566,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	09:45:01

LAST REV

Date	Time
03/22/18	12:28:03
apro	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 9879

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEE HELEN E/DOR	1465-122		1/7/2015	Convenience	10	No	No		
RAWSON THOMAS	1256-1		7/31/2002		605,000	No	No		
HEIST MICHELE/E	1109-32		4/4/1993		260,000	No	No		N

USER DEFINED

Prior Id # 1:	82243
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/9/2017	Inspected	BS	Barbara S
12/1/2017	MEAS&NOTICE	HS	Hanne S
1/12/2009	Meas/Inspect	345	PATRIOT
12/9/1999	Mailer Sent		
11/29/1999	Measured	264	PATRIOT
4/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3535		Sq. Ft.	Site		0	70.	1.49	8									368,235						368,200	

Total AC/HA:	0.08115	Total SF/SM:	3535	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	368,235	Spl Credit		Total:	368,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.00983548
Const Adj.:	0.98000199
Adj $ / SQ:	178.135
Other Features:	126030
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	725262
Depreciation:	191469
Depreciated Total:	533792

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

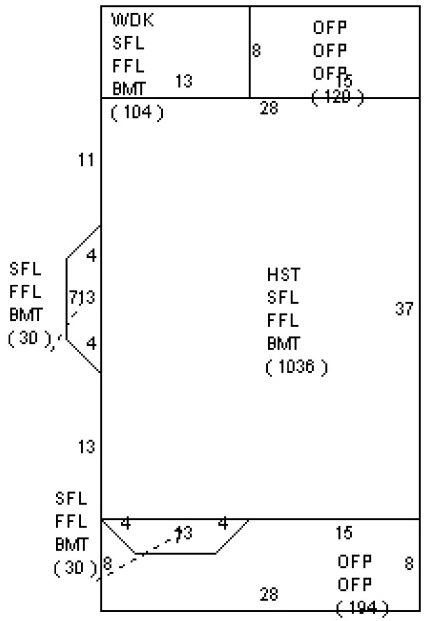
No Unit	RMS	BRS	FL
1	5	2	1
1	7	4	M
Totals			
2	12	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	178.14
Special Features:	0	Val/Su Net:	107.40
Final Total:	533800	Val/Su SzAd	182.93

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,200	53.440	64,129
FFL	First Floor	1,200	178.140	213,762
SFL	Second Floor	1,200	178.140	213,762
OFP	Open Porch	748	18.330	13,712
HST	Half Story	518	178.140	92,274
WDK	Deck	104	15.300	1,592
	Net Sketched Area:	4,970	Total:	599,231
Size Ad	2918	Gross Area	5488	FinArea 2918

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 127.0-0005-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	11X15	A	AV	2010	4.52	T	7.2	104			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700